

## Report of the Head of Planning & Enforcement Services

**Address** PEMBROKE HOUSE, 5 - 9 PEMBROKE ROAD RUISLIP

**Development:** Part conversion from retail/offices (Use Class A1/B1) to 6 x two-bedroom flats and 3 x three-bedroom flats with associated parking, amenity space, cycle store and bin store, installation of balconies to front and rear, alterations to elevations, new fenestration to upper floors, demolition of existing external fire escape, alterations to existing vehicular crossover and removal of existing plant on roof.

**LBH Ref Nos:** 38324/APP/2011/786

**Drawing Nos:** 4628-4 Rev. A  
4628-IIA  
4628-IIIA  
4268-7  
Design & Access Statement  
4628-V  
4628-IVB  
4628-5 Rev. C  
4628-6 Rev. A

**Date Plans Received:** 30/03/2011                      **Date(s) of Amendment(s):** 31/03/2011  
**Date Application Valid:** 04/04/2011                      04/04/2011  
19/09/2011

### 1. SUMMARY

Planning permission is sought for the conversion of vacant offices on the first, second and third floors of a four-storey building to residential use, comprising 6 x two bedroom and 3 x three bedroom flats. There is no objection in principle to their conversion to residential use.

The scheme would not adversely affect the residential amenity of adjoining occupiers. The development would provide 13 car parking spaces, which is considered acceptable in this town centre location with good public transport accessibility. Secure cycle storage would also be provided.

Amenity space is provided in the form of a 115sq.m communal amenity area to the rear and 125sq.m of private balconies for all flats, totalling 240sq.m of amenity space.

It is considered that the proposal complies with relevant Council policy and approval is recommended subject to conditions.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

1            T8            **Time Limit - full planning application 3 years**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

**2 M2 External surfaces to match existing building**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 M1 Details/Samples to be Submitted**

No development shall take place until scaled drawings (1:20) of balcony details, including details of obscure screening have been submitted to and approved by the Local Planning Authority. The approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

**REASON**

To ensure that the development presents a satisfactory appearance and to safeguard the privacy of residents in accordance with Policies BE13 and BE24 of the Hillingdon Unitary Development Plan Saved policies (September 2007).

**4 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is occupied. Development shall be carried out in accordance with the approved details.

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 OM14 Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief

Police Officers (ACPO).

#### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

#### **7 H16 Cycle Storage - details to be submitted**

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 9 have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

#### REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **8 H7 Parking Arrangements (Residential)**

The parking areas including the marking out of parking spaces (which should include one disabled parking bay for the residential units and four parking bays, one of which should be a disabled bay, for the retail and office units) shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

#### REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (2011).

#### **9 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated

structures),

- Retained historic landscape features and proposals for their restoration where relevant.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **10 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

#### REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **11 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

#### REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

#### **12 TL20 Amenity Areas (Residential Developments)**

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

#### REASON

To ensure the continued availability of external amenity space for residents of the

development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (2011).

**13 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

**REASON**

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

**14 NONSC Non Standard Condition**

The dwelling hereby permitted shall be constructed in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to an approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

**REASON:**

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policy 3.8.

**15 NONSC Non Standard Condition**

No external lighting shall be installed to the proposed development or its associated curtilage and parking area without further written consent of the Local Planning Authority.

**REASON**

To ensure that the works are not detrimental to the amenities of adjoining residents in accordance with policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**16 NONSC Non Standard Condition**

Prior to development commencing, the applicant shall submit a demolition and

construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

**REASON**

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

**17 NONSC Non Standard Condition**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to Education facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

**REASON**

To ensure the development provides an appropriate contribution to the improvement of Education facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Guidance.

**18 OM5 Provision of Bin Stores**

Notwithstanding the submitted plans, no development shall take place until details of covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

**REASON**

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**19 SUS8 Electric Charging Points**

Before development commences, plans and details of 1 electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

To encourage sustainable travel and to comply with London Plan (July 2011) Policy 5.3

**20 NONSC Deliveries**

Deliveries shall not take place outside the hours of 8am and 6pm Monday to Friday, 10am to 1pm on Saturdays and not at all on Sundays, Bank Holidays and Public Holidays.

**REASON**

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**21 HLC5 Industrial and Commercial Development**

The retail and office premises shall not be used except between 0700 hours and 2000 hours Mondays to Fridays, between 0800 hours and 1700 hours on Saturdays and between 1000 hours and 1600 on Sundays and Public & Bank Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**22 NONSC Non Standard Condition**

Prior to commencement of development details of a Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise noise disturbance and prevent blocking of the access road. The approved strategy shall be implemented as soon as the building is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

**REASON**

In the interest of highway safety and in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

**2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

- |      |                                                                       |
|------|-----------------------------------------------------------------------|
| BE4  | New development within or on the fringes of conservation areas        |
| BE13 | New development must harmonise with the existing street scene.        |
| BE15 | Alterations and extensions to existing buildings                      |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations.                                 |
| BE21 | Siting, bulk and proximity of new buildings/extensions.               |
| BE22 | Residential extensions/buildings of two or more storeys.              |
| BE23 | Requires the provision of adequate amenity space.                     |
| BE24 | Requires new development to ensure adequate levels of privacy to      |

	neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
H4	Mix of housing units
H8	Change of use from non-residential to residential
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG24	Planning and Noise

### **3            11            Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

### **4            12            Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

### **5            13            Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

### **6            16            Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

### **7            115            Control of Environmental Nuisance from Construction Work**



Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## 8

The applicant is advised that the proposed landscaping scheme to be acceptable must include soft landscaping to the Pembroke Road frontage.

### 3. **CONSIDERATIONS**

#### 3.1 **Site and Locality**

The application site is located on the northern side of Pembroke Road, within the Ruislip Town Centre, but not within the primary or secondary shopping areas. The property comprises a four storey detached building known as Pembroke House. The ground floor has planning permission for retail use and the upper floors are within class B1 (office) use. The first and second floors are currently vacant.

The site is bounded by housing to the north-west and north-east with Ruislip Station and Kings Lodge flats located to the south. The main high street shops are to the west on High Street (A4180).

The application site has parking to the rear accessed via a shared drive along the north eastern boundary with Nos. 11-17 Pembroke House which is also owned by the applicant and comprises a three storey flat development with car parking to the rear.

There are no significant landscape features on the site which constitute a constraint on development.

The site is located adjacent to the Ruislip Village Conservation Area.

#### 3.2 **Proposed Scheme**

Planning permission is sought for a change of use of existing offices on the first, second

and third floors of the building to residential use, comprising 6 two-bedroom units and 3 three-bedroom flats. Entrance to the flats would be through an existing door and internal staircase on the south eastern side of the building, accessed from the front of the property, which would be exclusive to the flats.

The ground floor retail use would occupy 185sq.m with additional storage, staff space, toilets and a kitchen totalling 36sq.m.

Management office space measuring 37sq.m would be retained at the rooftop level.

External alterations would consist of the following:

- a) New facade treatment by re-glazing, re-cladding and the provision of projecting balconies to the front and rear;
- b) New glazed entrance to the ground floor retail unit;
- c) Removal of external concrete fire escape staircase;
- d) New shutter door to north eastern elevation to provide access for deliveries to the retail unit;
- e) Disused ventilation plant and equipment will be removed from the roof area.

The only internal alterations to the layout would be the removal and replacement of internal partitions.

A total of 13 car parking spaces are proposed including two disabled spaces. Cycle storage for 9 cycles and a refuse storage area are proposed to the rear of the building.

### 3.3 Relevant Planning History

15615/APP/2006/1221 Pembroke House 5 - 9 Pembroke Road Ruislip

ERECTION OF SINGLE-STOREY REAR EXTENSION TO RETAIL/STORAGE AREA, AND CREATION OF 15 PARKING SPACES INCLUDING RAMPS FOR VEHICULAR ACCESS ( PARKING SPACES ON GROUND AND FIRST-FLOOR LEVELS)

**Decision:** 20-06-2006 Refused **Appeal:** 04-01-2007 Dismissed

15615/APP/2006/25 5-9 Pembroke House Pembroke Road Ruislip

ERECTION OF SINGLE STOREY REAR EXTENSION TO RETAIL AREA AND CREATION OF 28 PARKING SPACES INCLUDING RAMPS FOR VEHICULAR ACCESS (PARKING SPACES ON TWO FLOORS (GROUND AND FIRST FLOOR LEVELS)).

**Decision:** 28-02-2006 Refused

38324/APP/2002/2285 Pembroke House Pembroke Road Ruislip

ERECTION OF ADDITIONAL OFFICE SPACE AT ROOF LEVEL, NEW ROOF AND CHANGE OF USE OF GROUND FLOOR OFFICE TO RETAIL USE

**Decision:** 25-04-2003 Approved

#### Comment on Relevant Planning History

38324/APP/2002/2285: Erection of additional office space at roof level, new roof and change of use of ground floor office to retail use. This was approved 25 April 2003 but has

not been implemented.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

###### Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

###### Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- H4 Mix of housing units
- H8 Change of use from non-residential to residential
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG24	Planning and Noise

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

33 adjoining/nearby occupiers were consulted and three representations have been received raising the following objections:

- a) Development is detrimental to the character of the area;
- b) Inadequate parking;
- c) Loss of privacy;
- d) Flood lighting.

A petition with signatures of residents from 25 adjoining/surrounding properties has been received objecting to the proposal.

### **RUISLIP RESIDENTS ASSOCIATION**

We are supporting local residents concerns over the above proposal for what we believe are a number of good and relevant reasons set out herein:

- a) Any alterations to Pembroke House should reflect the fact that it is adjacent to the Ruislip Village Conservation area and enhance it and we don't consider that the present plans would achieve that.
- b) In particular the elevational treatment given the long glass balconies on each floor and the bright coloured rendering. Not only are these not in keeping with the general street scene in Pembroke Road but would be intrusive and overdominant on the outlook from the rear of properties in Brickwall Lane.
- c) The loss of landscaping to the front would be detrimental to the street scene. Certainly it could be retained (and improved) on the south east corner, in front of the residential entrance.
- d) The amenity space at the rear is immediately behind the retail space and will be permanently in the shade. Should this be placed instead adjacent to the north boundary and carefully landscaped it might be possible to improve the appearance when viewed from Brickwall Lane.
- e) Particular concerns has been raised over the proposed installation of floodlighting which at the very least should be restricted ground floor level and be of low intensity to avoid intrusion on adjacent properties.

### **Internal Consultees**

TREES & LANDSCAPE

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- a) There will be no loss of landscape features as a result of the conversion. The application should be accompanied by a hard and soft landscape scheme which seeks to maximise the potential offered by the very limited space available.
- b) The proposed block plan indicates minor amendments to the layout of the car parking and bike storage to the front of the building. This appears to be a security risk and will be unsightly. Ideally the bike storage should be within the building or out of public view to the rear of the building.
- c) Due to the presence of shared/communal external spaces a management/maintenance plan is required to ensure that the landscape is maintained in accordance with the landscape proposals.

No objection, subject to the above observations and conditions TL5, TL6 and TL7.

#### WASTE MANAGEMENT

- a) I estimate the waste arising from the development to be 1,740 litres. The waste would therefore be accommodated in a total of 2 x 1,100 bulk bins. Four are shown on the plan so this is more than sufficient. Initially all bulk bins on site would be for residual waste; then one of these could be exchanged for recycling at a later date.
- b) The bin enclosures must be built to ensure there is at least 150mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by residents, and if multiple bins are installed for the bins to be rotated in between collections.
- c) Arrangements should be made for the cleansing of the bin storage area with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.
- d) The material used for the floor of the bin storage area should be 100mm thick to withstand the weight of the bulk bins.
- e) The gate/door of the bin stores need to be made of either metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.
- f) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).
- g) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

#### General Points

- h) If the value of the construction project is in excess of £300,000, the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.

i) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

## URBAN DESIGN/CONSERVATION

Policy HE 7.5 of the new PPS 5 states that 'Local authorities should take into account the desirability of new development making positive contribution to the character and local distinctiveness of the historic environment.'

The scheme proposes material alterations to the elevations of the building for residential use. Whilst not ideal, the changes appear 'light' in appearance and would be reversible in the future. As such, the extension would not be considered detrimental to the street scene and appearance of the conservation area. It would, therefore, be acceptable.

No objections from a conservation point of view.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

PPS1 emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development. The principle of encouraging new housing in town centre locations is also promoted in PPG13 (Transport).

Policy H4 of the UDP also seeks to encourage additional housing in town centres. The supporting text states:

"The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly one or two-bedroom units".

Saved Policy H8 states that change of use from non residential to residential will be permitted if

- (i) a satisfactory residential environment can be achieved;
- (ii) the existing use is unlikely to meet the demand for such accommodation; and
- (iii) the proposal is consistent with other objectives of the UDP.

The site is located within the Ruislip Town Centre as defined in the Unitary Development Plan Saved Policies 2007 but is not positioned in a Primary or Secondary Shopping Area. Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

In terms of the loss of the office use, at the strategic level, the London Plan seeks to increase the level of office stock to meet the future needs of business. According to the GLA's London Annual Office Review 2006 Hillingdon has been identified as requiring a further 250,838sq.m of office space between 2006 and 2026. However, there are no specific policies protecting office floor space in Ruislip, and it is not considered that the reuse of the office floor space would harm the overall office strategic objective due to new sites currently coming forward.

It is considered that the proposed residential use within the town centre with its reasonably

good public transport accessibility would help enhance the vitality of Ruislip Town centre.

Furthermore, the proposal would also result in the more efficient use of land, consistent with Government policy and the London Plan. The scheme would also make a valuable contribution to the Borough's housing stock. The proposal is therefore considered to be in accordance with Saved Policy H8 of the UDP.

There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other policies within the UDP.

#### **7.02 Density of the proposed development**

The density of development would need to be in compliance with the density matrix Table 3.2 of the London Plan (July 2011). Taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

Policy 3.4 of the London Plan advises that Boroughs should take into account local context and character, design and public transport capacity and that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2.

The site has a PTAL of 4 and is located within a suburban setting. The London Plan provides for a residential density between 55 - 115 u/ha at an average of 3.1 - 3.7 hr/unit and 200-350 hr/ha. As such, based on a total site area of 0.10ha the scheme provides for a residential density of 90 u/ha or 300 hr/ha. This complies with Policy 3.4 of the London Plan (2011).

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere. Two and three bedroom units are proposed and this mix of units is considered appropriate given its location, meeting the requirements of Policy H4 of Council's adopted Unitary Development Plan, which encourages 2 bedroom units in town centres.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

The site does not fall within an Archaeological Priority Area and there are no Listed Buildings or Areas of Special Local Character within the vicinity. However the site is located adjacent to the Ruislip Village Conservation Area. The Council's Urban Design/Conservation Officer has been consulted on the application and stated that the alterations would not be considered detrimental to the street scene and appearance of the conservation area. As such the scheme is considered to comply with Saved Policy BE4 of the UDP.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

Policy BE13, seeks to ensure that new development will harmonise with the existing street scene and will not result in a significant loss of residential amenity. Policy BE4 states that development on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. Policy HE 7.5 of the new PPS 5 states that 'Local authorities should take into account the

desirability of new development making positive contribution to the character and local distinctiveness of the historic environment.'

The application site fronts Pembroke Road adjacent to other two and three storey buildings. The scheme proposes material alterations to the elevations of the building for residential use. The changes appear 'light' in appearance and would be reversible in future. As such, the extension would not be considered detrimental to the street scene and appearance of the nearby conservation area.

The Council's Urban Design/Conservation Officer raises no objection to the scheme. As such, the application is considered to accord with Policies BE4 and BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) and also with PPS5.

#### **7.08 Impact on neighbours**

Saved Policies BE20, BE21 and BE24 seek to ensure that new development protects the amenities of existing dwellings in terms of sunlight, outlook and privacy.

The site is bounded by housing to the north-west and north-east with Ruislip Station and Kings Lodge flats located to the south.

Balconies would be added to the front and rear elevations of the building at first to third floor level. The metal balconies would project 1.5m beyond the front and rear elevations with a balustrade of obscured glazed screens. The nearest residential properties on the High Street are set some 25m from these balconies and the properties to the rear on Brickwall Lane are set a minimum of 35m to 45m. These distances are in excess of the 21 metres required and set out in the Council's HDAS guidance. Given the minor alterations to the existing building and the distances from adjoining residential properties, it is considered that the proposal would not result in additional loss of daylight and/or sunlight to adjoining residential properties. Similarly, there would be no loss of residential amenity by reason of dominance.

The proposal is therefore, considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon UDP (Saved Policies, September 2007).

#### **7.09 Living conditions for future occupiers**

Section 4.7 of the SPD (Residential Layouts), states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided.

Amended plans have been received showing changes to the internal layout of flats, which were deficient in terms of their size, to satisfy the minimum standards as required by the London Plan (July 2011). With floor areas ranging from 66sq.m to 98sq.m, the proposed two-bed and three-bed units would provide sufficient space to satisfy the Council's minimum standard of 63sq.m to 77sq.m and the relevant sizes required by the London Plan ranging from 61sq.m to 86sq.m.

The Council's standards for amenity space provision for flats are 25sq.m for two-bed units and 30sq.m for three-bed units requiring a total of 240sq.m for the proposed development as minimum. The supplementary guidance states that, in town centre locations, care should be taken to provide some usable and reasonable private outdoor amenity space, perhaps in the form of balconies. A shared amenity space is proposed to the rear of the building measuring 115sq.m and balconies to flats provide a total of 125sq.m of private amenity space totalling 240sq.m of amenity space.



The development is therefore considered to comply with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007) and relevant design guidance.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policies AM2 and AM7 are concerned with traffic generation, and access to public transport. It is considered that traffic associated with the development, such as deliveries, can be adequately accommodated on the adjoining highway network and would be unlikely to be prejudicial to the free flow of traffic and conditions of general highway safety in accordance with the aims of Policies AM2 and AM7 of the Hillingdon UDP (Saved Policies, September 2007).

Policies AM9, AM14 and AM15 are concerned with on-site parking. The site falls within an area with a Public Transport Accessibility Level (PTAL) of 4. A site with a PTAL of 4 is deemed to have good transport links. The scheme provides 13 off-street car parking spaces, 9 allocated for the new units of accommodation and 4 allocated for the retail use in line with the Council's Parking Standards. The existing vehicular access to the rear would be utilised by the proposal. As such, the development would not be prejudicial to highway and pedestrian safety and would comply with Policies AM7(ii) and AM14 of the Hillingdon UDP (Saved Policies, September 2007).

Amended plans have been received which show cycle parking located to the rear of the building. A condition is recommended requiring details of the cycle store to ensure it is secure in accordance with Policy AM9 of the Hillingdon UDP (Saved Policies, September 2007).

#### **7.11 Urban design, access and security**

Urban design and access issues are addressed elsewhere within this report. The materials and fenestration would be in keeping with the character and appearance of the area. As such, the scheme is considered to be acceptable on design grounds.

It is also considered that the proposal would benefit from appropriate levels of security. A condition is recommended requiring details to be submitted showing that the scheme will meet secure by design principles.

#### **7.12 Disabled access**

The applicant has stated that the scheme will provide disabled access and level thresholds. A condition is recommended requiring details to be submitted showing that the scheme will meet Lifetime Home standards.

Subject to conditions, the proposal is considered to comply with the intentions of Policy 3.8 of the London Plan (July 2011) and the Council's Accessible Hillingdon SPD (January 2010).

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

The council's Trees and Landscape Officer has been consulted on the application and stated that there will be no loss of landscape features as a result of the conversion and raised no objection to the proposal subject to conditions requesting a hard and soft landscape scheme and a management/maintenance plan be submitted for approval.

An informative has been added stating that the landscaping scheme should include soft

landscaping to the Pembroke Road frontage. Subject to conditions, the proposal is considered to comply with Policy BE38 of the Hillingdon UDP (Saved Policies, September 2007).

#### **7.15 Sustainable waste management**

Section 4.40 - 4.41 of the SPD (Residential layouts) deals with waste management and specifies bin stores should be provided for. The Council's Waste Management Team has been consulted on the application and stated that the waste storage proposed would be sufficient for the development. A condition is recommended requiring details to be submitted of the design of the storage area.

#### **7.16 Renewable energy / Sustainability**

The re-use of existing buildings is in itself sustainable as it makes the best use of resources and structures which already exist. Given that the proposal is a conversion it would not be possible to achieve a standard set out in the Code for Sustainable Homes, which relates to new build properties only. However, it is clear that efforts have been made through the design of the proposal to minimise carbon dioxide emissions, for example fenestration has been carefully placed to ensure that all of the habitable rooms within the property would benefit from ample natural light. A condition is imposed to secure an electrical charging point.

It is therefore considered that the proposal overall would comply with the intentions of Policy 5.3 and 5.7 the London Plan (July 2011).

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Policy OE5 of the UDP prevents the siting of noise sensitive development, such as housing, in locations where the occupants may suffer from excessive noise or vibration.

Although the development is not located on a high street the flats would be sited above a retail unit on an active frontage with a number of windows to habitable rooms facing the street, whilst the rear faces the parking area and amenity space. Potential noise issues could be addressed by noise insulation measures when converting the premises. If approved, a suitably worded condition is recommended to ensure compliance.

Subject to this condition, it is not considered that future residents would suffer undue noise and disturbance in accordance with Saved Policy OE5 of the Hillingdon UDP (Saved Policies, September 2007).

#### **7.19 Comments on Public Consultations**

None.

#### **7.20 Planning obligations**

Policy R17 of the saved UDP is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

The Council's S106 Officer has advised that the proposed development of 9 residential units would necessitate an Education contribution in the sum of £8,630 in line with the Council's Supplementary Planning document for Planning Obligations.

The applicant has agreed to the principle of this planning obligation. Subject to a condition

attached to any approval the scheme would accord with Policy R17 of the UDP.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

The concerns of local residents and the Ruislip Residents Association are addressed in the report. With respect to the concern regarding the applicants reference to floodlighting it can be clarified that no external lighting is shown on the submitted plans. A condition is imposed requiring details of any external lighting.

**8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

**9. Observations of the Director of Finance**

Not applicable to this application.

**10. CONCLUSION**

In conclusion it is not considered that the proposed development would be out of keeping with the character or appearance of the surrounding area and the impact on the amenity of adjoining properties is considered to be acceptable. A satisfactory form of accommodation would be provided for future residents and car parking and bicycle parking provision comply with the Council's standards.

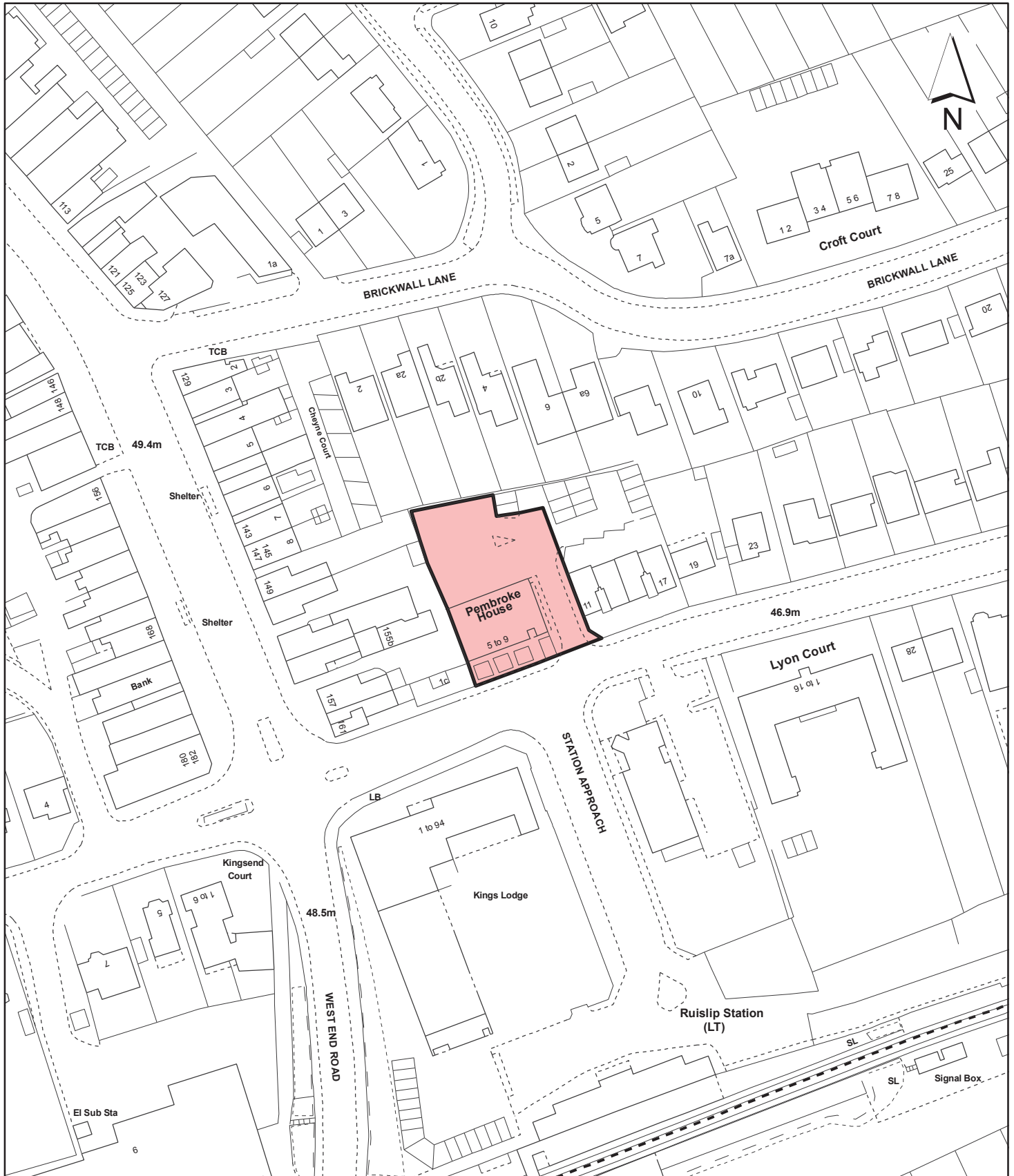
As such, it is considered that the proposed development complies with the Hillingdon UDP (Saved Policies, September 2007) and the London Plan (July 2011) policies and approval is recommended subject to conditions.

## **11. Reference Documents**

Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 3 (Housing)  
Planning Policy Guidance Note 13 (Transport)  
Planning Policy Guidance Note 24 (Planning and Noise)  
London Plan (July 2011)  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
Hillingdon Design and Accessibility Statement (HDAS)  
Council's Supplementary Planning Guidance Community Safety by Design  
Council's Supplementary Planning Guidance Planning Obligations Strategy

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**Notes**

 Site boundary

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Scale

**1:1,250**

Planning Committee

**North**

Date

**October  
2011**



**HILLINGDON**  
LONDON